



Westfield–Washington Township Advisory Plan Commission Minutes of the May 20, 2019 APC Meeting

Presented for approval: June 3, 2019

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Wednesday, May 20, 2019 scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Randy Graham, Steve Hoover, Robert Horkay, Ginny Kelleher, Andre Maue, Dave Schmitz, Robert Smith, Scott Willis, and Chris Woodard.

Members Absent: All present.

City Staff Present: Matt Skelton, Director; Pam Howard, Senior Planner; Daine Crabtree, Associate Planner; Caleb Ernest, Associate Planner; and Brian Zaiger with Krieg DeVault.

APPROVAL OF MINUTES:

Motion: Approve May 8, 2019 meeting minutes as written.

Motion: Kelleher; Second: Horkay. Motion passed. Vote: 9-0.

REVIEW OF RULES AND PROCEDURES

Howard reviewed the meeting rules and procedures.

OPENING OF MEETING

CONSENT AGENDA ITEMS

No Consent Agenda Items.

ITEMS OF BUSINESS

1905-PUD-09

Chatham Hills PUD Amendment VI

East and adjacent to Horton Road, south and adjacent to 199th Street

Henke Development Group, LLC by Nelson & Frankenberger, LLC requests a change in zoning of 153.2 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Chatham Hills PUD District.

(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)

Ernest overviewed this request for a change in zoning.

Jon Dobosiewicz, with Nelson & Frankenberger, spoke on behalf of the petitioner. He addressed that Henke Development reached out to the two residents who voiced concerns at a prior APC meeting and worked with them to satisfactorily address their concerns. He said that at this time there is no plan for a roundabout at 199th Street and in the future if one is planned the City would work with the developer on design and acquisition of any needed right of way.

Smith stated concerns about the number of vehicles and amount traffic. He said that he would like specific language about preserving woods. He asked if a traffic study was conducted; he said he sees no reference to a traffic study or analysis in the staff report.

Kelleher asked Skelton if there was a plan for a traffic study.

Skelton responded that the project had gone through the Technical Advisory Committee for reviews as well as being reviewed by the city engineer and Public Works. He said none of those reviewing this project share the aforementioned concerns.

Dobosiewicz stated that the petitioner was not asked to do a traffic study.

Woodard said he feels that when the project is done there will be more trees than there are today.

Henke stated that he values trees and works to design his development to maximize and retain trees.

Motion: Forward 1905-PUD-09 to the City Council with a positive recommendation.

Motion: Graham; Second: Woodard. Motion passed. Vote: 9-0

1905-PUD-11

Austrian Pine PUD

Southeast Corner of State Road 32 and Austrian Pine Way

Westfield Properties, LLC by Nelson & Frankenberger, LLC requests a change in zoning of approximately 12.53 acres +/- from the EI: Enclosed Industrial District to the Austrian Pine PUD District.

(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

Crabtree overviewed this request for a change in zoning for the Austrian Pine PUD. He stated the only change made since the public hearing was the addition of a time frame for the development of the required pocket park.

No comments from the petitioner or the Commission.

Motion: Forward 1905-PUD-11 to the City Council with a positive recommendation.

Motion: Maue; Second: Willis. Motion passed. Vote: 9-0

PUBLIC HEARING ITEMS

1905-PUD-10

[PUBLIC HEARING]

Westfield Center PUD

701 E. Main Street

WestCreek Partners LLC by SEA Group LLC requests a change in zoning of approximately 13.285 acres +/- from the LB: Local and Neighborhood Business District to the Westfield Center PUD District.

(Planner: Kevin Todd ▪ KTodd@westfield.in.gov)

1812-ODP-23

1812-SPP-23

[PUBLIC HEARING]

Westfield Center Subdivision

701 E. Main Street

Evergreen Investment Corp by Sea Group LLC requests Overall Development Plan and Primary Plat review of 6 commercial lots on approximately 13.285 acres +/- in the (pending) Westfield Center PUD District.

(Planner: Kevin Todd ▪ KTodd@westfield.in.gov)

Howard overviewed the details of this request for a change in zoning. She said it would involve the zoning, platting, and rebranding of this center. Modifications would include setbacks, landscaping and transportation standards.

Brian Rismiller with the Sea Group LLC representing the petitioner introduced himself and said he would answer any questions after the Public Hearing.

Joint Public Hearing for 1905-PUD-10 & 1812-ODP-23 /1812-SPP-23 opened at 7:19 p.m.

Nancy Abbott, 2752 Lucas Drive, on behalf of the Willow Creek HOA; asked if there have been any traffic studies conducted. She stated that there have been several accidents in recent years.

Levi Carter, 626 Hillcrest Drive; stated he is not sure what the proposal is. He asked what the lots will be used for and added that he shares the concerns about traffic.

Joint Public Hearing for 1905-PUD-10 & 1812-ODP-23 /1812-SPP-23 closed at 7:21 p.m.

Rismiller responded that a traffic study was not requested. He said there is no new development proposed for this site. He said this requested action is just a formality of defining the existing lots and buildings.

Graham asked for clarification on if any new development is proposed or if this is just for transfer of property

Skelton responded that this action is just for transfer as commercial platting was not required at the time this center was developed. He said zoning is necessary because they cannot subdivide to create conforming lots. He stated that the state controls SR 32 and therefore Westfield would not require a traffic study. He said he will check with INDOT to get their feedback.

Kelleher asked about some of the existing parcel lines

Rismiller responded that as some of the parcels are annexed and some are not, and that the County will not combine an annexed parcel with an unannexed one.

Schmitz asked if the reason the trail corridor requirement waiver was engineering difficulties? Could the state consider putting one on the north side of the street

Skelton replied that yes, engineering difficulties exist and he will check with INDOT.

1904-PUD-06
[PUBLIC HEARING]

Westfield High School PUD

18250 N. Union Street

Westfield Washington Schools requests a change in zoning of 88.73 acres +/- from the GB-PD District and EI District to the Westfield High School PUD District.

(Planner: Kevin Todd ▪ KTodd@westfield.in.gov)

Howard overviewed this request for a change of zoning to a PUD and explained this move will allow for signage standards and appropriate zoning.

Agendas for all City meetings are updated and available at our website.

Website: <http://www.westfield.in.gov> / Economic and Community Development Department E-mail: community@westfield.in.gov

Public Hearing for 1904-PUD-06 opened at 7:32 p.m.

No public comments.

Public Hearing for 1904-PUD-06 closed at 7:33 p.m.

No Commission comments.

ITEMS CONTINUED TO A FUTURE MEETING

1904-PUD-05

iBeach31 at Grand Park PUD

North side of 186th Street, west of Grand Park Boulevard

iBeach31 requests a change in zoning of 3 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the iBeach31 at Grand Park PUD District to accommodate a Commercial Recreational Facility.

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

1904-PUD-08

Urban Vines PUD

303 East 161st Street

Urban Vines, LLC requests a change in zoning of 5 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Urban Vines PUD District to accommodate an existing Agritourism Use.

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

1905-ZOA-01

Unified Development Ordinance Amendment

The City of Westfield requests approval of an ordinance to amend various provisions of the Westfield-Washington Township Unified Development Ordinance.

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

REPORTS/COMMENTS

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Economic and Community Development Department

ADJOURNMENT

Motion: Adjourn Meeting.

Motion: Graham; Second: Kelleher. Motion passed. Vote: 9-0

Meeting adjourned at 7:37 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary